



BID OPENING CERTIFICATION RECORD

Date of Bid Walk: 12 14 20 Due Date: 12 21 20 HNS #: HNS 21-23

	Address	PBE Amount	
PUBLIC BODY ESTIMATE:	<u>4737 Kennont Dr.</u>	<u>\$41,900</u>	<u>+ .15%</u>
PUBLIC BODY ESTIMATE:			<u>\$48,185</u>
PUBLIC BODY ESTIMATE:			<u>- .15%</u>
PUBLIC BODY ESTIMATE:			<u>\$35,615</u>

BIDDERS

Address:		GROUP	AVM	Yes/No	STB	TA/SPR
1.	<u>4737 Kennont Dr.</u>		<u>46,645</u>	<u>54,500</u>	<u>49,905</u>	<u>47,600</u>
2.		<u>3/1 - 4/15/21</u>	<u>5/7/21</u>	<u>4/1 -</u>	<u>2/15 -</u>	<u>2/22 - 3/19/21</u>
3.						
4.	<u>NOTE: Bidders Total Bid Recorded does not add-up correctly.</u>					
5.						

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC

Bids Opened By: [Signature] Bids Recorded By: [Signature]
Witnessed By: [Signature] Date: 12 21 20

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



JP Group

(3)

SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid HNS 21-23

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address:		SAFEHOME CHARLOTTE
4737 Kennel Dr.		
Bid Walk:	12/14/2020 @ 9:00 AM	✓
Bid Opening:	12/21/2020 @ 2:00 PM	
Client Name:	Altesa Wright ✓	Contact Number: 704-584-8380
Project Manager:	C. Hitsman	Contact Number: 704 622 1685

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at _____ (cell # 704 622 1685 _____).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at Kenwood to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Forty Six thousand six hundred fifty five Dollars (\$46,655)
Written total

Specs Dated: 8/13/20 Number of Pages: 7

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: Minimum Start Date - 3/1/2021

Completion Deadline: 4/15/2021

Please Print and Sign:

Company Name/Firm: J P Breda NC LLC

Authorized Representative Name: John Phig

Signature: [Signature] Date: 12/21/2020

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

9.00

Property Details

Address: 4737 Kenmont Dr
Charlotte, NC 28269

Owner: Altesa Wright
Owner Phone: Cell: (704) 584-8380

Structure Type: Single Unit

Program(s): Healthy Homes
SHFY2020

Square Feet: 1000

Year Built: 1966

Property Value: 91000

Tax Parcel: 04505129

Census Tract:

Property Zone: Council District 4

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for project requirements, including but limited to:

COVID - 19 Processes

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bld Cost: 1500 x 1 = 1500
Base Quantity Total Cost

1500

Work Specification

2 Tear Off & Reroof Shingles

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

Bld Cost: 500 x 1 = 500

Base	Quantity	Total Cost
500	1	500

3 Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Replace / paint any affected adjoining room drywall

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- *ceiling mounted fan vented through the roof
- *switched light fixture centered over the vanity
- *GFCI outlet per Code
- *4" fiberglass shower pan & 4x4 tile, bull-nosed edging, 5 ft tall, include window sill
- *drywall and finish walls and ceiling
- *25 yr vinyl resilient flooring
- *prehung six panel door and hardware
- *baseboard and shoe mold at standard locations
- *1.6 gpf commode 17"
- *24" vanity with cultured marble top and single handle faucet
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- *mirror centered over the vanity
- *floor supply register
- *walls and ceiling painted semi-gloss per Construction Specifications.
- *replace window with Code compliant window.

30" vent

no vent

no vent

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bld Cost: 6815 x 1 = 6815 jr

Base	Quantity	Total Cost
6815	1	6815

4 Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bld Cost: 1400 x 1 = 1400

Base	Quantity	Total Cost
1400	1	1400

Work Specification

5 Insulate Floor R-19

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.

$$\text{Bid Cost: } \frac{1300}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1300}{\text{Total Cost}}$$

6 Attic Insulation Increase to R-38

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

$$\text{Bid Cost: } \frac{1000}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1000}{\text{Total Cost}} \text{ JP}$$

7 Vapor Barrier

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

$$\text{Bid Cost: } \frac{800}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{800}{\text{Total Cost}}$$

8 Vinyl Window

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

$$\text{Bid Cost: } \frac{480}{\text{Base}} \times \frac{8}{\text{Quantity}} = \frac{3600}{\text{Total Cost}}$$

9 Prehung Metal Doors (3)

Front, Rear & Utility Doors

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

$$\text{Bid Cost: } \frac{700}{\text{Base}} \times \frac{3}{\text{Quantity}} = \frac{2100}{\text{Total Cost}}$$

10 Dryer Vent

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

$$\text{Bid Cost: } \frac{350}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{350}{\text{Total Cost}}$$

9,150

9150

Work Specification

11 Combination CO / Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost:	660	X	1	=	660
	Base		Quantity		Total Cost

12 Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost:	250	X	1	=	250
	Base		Quantity		Total Cost

13 LED Screw Base Bulb Installation

Replace all existing screw base (A-Type) lamps throughout the house with LED screw based omni directional (A-Type) lamps. Contractor to field verify quantity needed.

Bid Cost:	100	X	1	=	100
	Base		Quantity		Total Cost

14 Electrical Scope - Outlets

Replace, to Code any loose wall outlets in dwelling

Bid Cost:	150	X	1	=	150
	Base		Quantity		Total Cost

15 Double Bowl Sink Complete

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Bid Cost:	500	X	1	=	500
	Base		Quantity		Total Cost

16 Counter Tops Replace

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

Bid Cost:	800	X	1	=	800
	Base		Quantity		Total Cost

Work Specification

17 Cabinets Base

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost:	1610	x	1	=	1610
	Base		Quantity		Total Cost

18 Cabinets Wall

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

- * Place two (2) cabinets (sized) center over stove
- * Place two (2) cabinets (sized) over dryer

Bid Cost:	2760	x	1	=	2760
	Base		Quantity		Total Cost

19 Range Hood Exterior Vented

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

Bid Cost:	400	x	1	=	400
	Base		Quantity		Total Cost

20 Prep & Paint Ceiling - Kitchen

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:	200	x	1	=	200
	Base		Quantity		Total Cost

Ceiling Fan with Light - Kitchen

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, LED light fixture with shade and lamps. Include ceiling fan mounting box. New fan is to be Energy Star rated.

Bid Cost:	350	x	1	=	350
	Base		Quantity		Total Cost

Work Specification

✓ Floor System Repair - Kitchen Health Homes

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor, wall studs & plates. Include replacing all deteriorated band joists and insulating floor to code.

Bld Cost: $1200 \times 1 = 1200$

Base	Quantity	Total Cost
1200	1	1200

✓ Resilient Flooring - Kitchen 10 x 20

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transilions and painted or stained wood quarter-round at all perimeters to complete installation.

Bld Cost: $1200 \times 1 = 1200$

Base	Quantity	Total Cost
1200	1	1200

✓ Laundry Washer Connection Box - Kitchen

Install PVC laundry connection box with hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine.

Repair wall studs, plates and girder below if needed. Replace any wood paneling removed for piping. Seal all air gaps, include insulation. Existing Drain line is inoperable.

Bld Cost: $800 \times 1 = 800$

Base	Quantity	Total Cost
800	1	800

✓ Replumb Waste Lines & Vents

Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC to service one 3-piece bath, kitchen and laundry area from the roof vent pipe/pipes thru the foundation wall to include a main clean out outside of house and any interior clean outs required, installed to code. Repair any wall or ceiling tear out required to install system. Replace to exterior of foundation wall to new clean-out.

Snake line from new clean-out to City connection.

Bld Cost: $4500 \times 1 = 4500$

Base	Quantity	Total Cost
4500	1	4500

✓ Asbestos Abatement Scope

See attached scope. An allowance to complete the scope of work attached.

Bld Cost: $2300 \times 1 = 2300$

Base	Quantity	Total Cost
2300	1	2300

10,000 9900

Work Specification

27 Prep & Paint Exterior Surfaces

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

Bld Cost: 40.00 x 1 = 40.00
Base Quantity Total Cost

28 REMOVE ATTIC RODENTS

Trap / Remove Attic Rodents.
Screening to be secured over interior side of Gable Vents
All extermination shall be performed by a licensed contractor.

Bld Cost: 6.50 x 1 = 6.50
Base Quantity Total Cost

29 Folding Attic Stairs

Replace utility folding stairway, after doubling framing at ceiling. Install casing to match trim in room. (2) coats paint on trim and door assembly

Bld Cost: 4.50 x 1 = 4.50
Base Quantity Total Cost

Certification

Contractor Name: J P Bueh NC, LLC

Signature: [Signature]

Total Cost: 46,645

Date: 12/20/2020

46,745
<+100.00>
[Signature]

ASBESTOS ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

Address

N. Carolina Certified Asbestos Contractor Required for Abatement

4737 KENMONT AVE

11/9/0220

Complete the following scope of work:

Work to be performed by a Licensed N. Carolina Asbestos Abatement Contractor

Item # Feature

Method

Number

Cost Per unit

COST

1	Approximately 600 sq ft of White Joint Compound on the Wallboard Joints, seams and connection points on the first floor of the house. Areas of concern: Ballroom, kitchen, windows, doors, attic stairs, CO2 & Smoke detectors, laundry washer connect box	Abate: Permit Required. N. Carolina Certified Asbestos Contractor to remove and properly dispose of the asbestos containing joint compound material prior to renovation or demolition activities that may impact the material.			2000
2	Clearance required	Contractor to use Roy Consulting Group to provide Asbestos Clearance testing. City of Charlotte will pay for the testing.			300
3					
4					
5					
6					
7					
8					
9					
10					
Total					2300

Contractors may submit an occupant protection plan on the form provided.

1 Contact Roy Consulting Group if an additional form is needed. Phone 704-968 4111
Complete all interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement

4 Includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements

5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

Total Bid

2300

Acknowledgement of Addenda (if any):

Addendum#

Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

START DATE

3/1/2021

COMPLETION DATE

J.P.B. Webb NC LLC
4/15/2021